

विकास योजना - लोणावळा

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम,
१९६६ चे कलम ३१(१) अन्वये वगळलेल्या
क्षेत्राची विकास योजना प्रसिध्द करणेबाबत-

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्र.टिपीएस १८९६/७५१/प्र.क्र.८२/अ/९६/नवि १३

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक : २९ जून, २००५.

शासन निर्णय :- सोबतची शासकीय नोटीस महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(वि.रा. कारळकर)

नगर सचिव
नगर सचिव

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे,
संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक, नगररचना, पुणे विभाग, पुणे,
सहायक संचालक, नगर रचना, पुणे शाखा, पुणे
मुख्याधिकारी, लोणावळा नगरपरिषद, लोणावळा
व्यवस्थापक, यंत्रवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती की, सोबतची शासकीय नोटीस महाराष्ट्र शासनाच्या राजपत्राच्या भाग
- १, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी ५ प्रती हया विभागास,
संचालक नगररचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगररचना, पुणे विभाग, पुणे, सहायक
संचालक नगररचना, पुणे शाखा, पुणे व मुख्याधिकारी, लोणावळा नगरपरिषद, लोणावळा
यांना पाठवाव्यात.)

कक्ष अधिकारी (नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई

त्यांना विनंती करण्यात येते की, सदरहू नोटीस शासनाच्या वेबसाईटवर प्रसिध्द
करावी.

निवडनस्ती (कार्यासन नवि-१३)

NOTICE
GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
Mantralaya , Mumbai-400 032.
Dated:- 29th June, 2005.

No.TPS 1896/751/CR-82 /A/96/UD-13

**Maharashtra
Regional &
Town Planning
Act, 1966**

Whereas, the Lonavala (District. Pune) Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority (hereinafter referred to as "the said Planning Authority") for the area under its jurisdiction, by its Resolution No.32, dated 26.07.1988 made a declaration under Section 38 read with Section 23 (1) of Maharashtra Regional & Town Planning Act,1966 (hereinafter referred to as "the said Act") of its intention to revise the Development Plan for the area within its jurisdiction and notice of such declaration was published at Page No.1341 of the Maharashtra Government Gazette, Pune Supplement dated 25.08.1988 ;

And whereas, the said Municipal Council after carrying out the survey of the entire area within its jurisdiction, prepared the Draft Development Plan (Second revised) of Lonavala (hereinafter referred to as "the said Development Plan") & published the said Development Plan under section 26 of the said Act vide Resolution dated 24.01.1994 and published a notice to that effect for inviting suggestions/objections from public in Maharashtra Government Gazette, Pune Division dated 10.02.1994 on Page No. 272 and 273 ;

And whereas, in accordance with provision of section 30 of the said Act, the said Planning Authority is required to submit the said Development Plan to Government for sanction within a period of 12 months (from the date of publication of above said notice dt.10.2.1994) provided that the State Government may on application by the said Planning Authority extend from time to time, the said period by such further period as may be specified in the order, but not in any case exceeding 24 months in aggregate and as such the said Planning Authority has to submit the said Draft Development Plan to the Government for sanction before, in any case, 9.2.1997 ;

And whereas, in the opinion of the State Govt., the said Planning Authority, neglected to perform its duties imposed upon it under the provisions of the said Act, in regard to submission of said Draft Development Plan to Government for sanction within a specified time limit ;

And whereas, in exercise of the powers conferred by sub-section 1 of section 162 of the said Act and all powers enabling in that behalf, the Government of Maharashtra appointed Deputy Director of Town Planning, Head Office, Pune to be an officer (hereinafter referred to as "the said Officer.") for performing the duties of the said Planning Authority under section 27,28,29,30 of the said Act vide Order No. TPS -1896/751/CR-82/96/UD-13 dt. 23.5.1996;

And whereas, after considering the suggestions and objections received from the public to the proposals of the said Development Plan, the said Officer made some modifications in the said Development Plan under section 28

(P.T.O.)

(4) of the said Act and submitted the said Development Plan under Sub-section (1) of Section 30 of the said Act on 6.2.1997 to Government of Maharashtra for sanction ;

And whereas, the State Government has extended the period under Section 31 (1) of the said Act for sanctioning the said Development Plan for the period from 6.2.1997 to 15.7.2005 vide Notification, Urban Development Department No. TPS 1896/751/CR-82-96/96/UD-13, dated 28th June, 2005.

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune has proposed to make certain modifications which are of a substantial nature, in the said Development Plan as specified in the Schedule appended hereto;

Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra hereby,

(a) gives notice inviting suggestions and/or objections from any person in respect of the proposed modification as specified in Schedule appended hereto within the period of 60 (Sixty) days from the date of publication of this notice in the official Gazette ,

(b) appoints the Deputy Director of Town Planning, Head Office, Directorate of Town Planning, Central Building, Pune to whom the suggestions /objections referred to (a) above shall be addressed, as an officer under Section 31(2) of the said Act, to hear all the persons who will file suggestions or objections within the stipulated period, and submit his report thereon to Government.

NOTE :-

Plan showing proposed substantial modifications has been kept open for inspection of the general public in the following offices during office hours on all working days :-

- (a) The office of the Lonavala Municipal Council, Lonavala .
- (b) The Deputy Director of Town Planning, Head Office, Directorate of Town Planning, Central Building, Pune.
- (c) The Assistant Director of Town Planning, Pune Branch, Pune.

All suggestions or objections which may be received by the Deputy Director of Town Planning, Head Office, Directorate of Town Planning, Pune within the aforesaid stipulated period will be duly considered.

(d) This notification is also available on Government web site www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra.


(V. R. Karulkar)

Under Secretary to Government.

Development Plan of Lonavala (Second Revision)
Accompaniment of Government Notification No.TPS-1896/751/CR-82-96/A/96/UD-13
Dated 29th June, 2005.

Schedule - II

Modifications of Substantial Nature

Excl uded Part No.	Site No./ S.No./ Gat No. etc.	Proposals as per the Development Plan published under Section 26 of the M.R. &T.P. Act, 1966	Proposals as per the Development Plan submitted to the Govt. for sanctioned u/s 30 of the M.R. &T.P. Act, 1966	Modifications of Substantial Nature as proposed by Govt.
1.	2.	3.	4.	5.
EP-1	Site No.20 B Primary School & Play Ground	Site No.20 B Primary School & Play Ground	Site No.20 B Primary School & Play Ground	Site No. 20B Primary School & Play Ground is proposed to be included in Site No.9 Picnic Park, Swimming Pool & Boat Club as shown on the Plan.
EP-2	S.No.8 Tungarli	Industrial Zone	Industrial Zone	The land bearing S.No.8 Tungarli is proposed to be deleted from Industrial Zone & included in Residential Zone.
EP-3	Site No.61-A Public Latrine R.S. No. 57 P.No.19	Site No.61-A Public Latrine	Site No.61-A Public Latrine	Site No.61 A Public latrine is proposed to be deleted and land included in Residential Zone.
EP-4	CTS 279 Khandala	Residential Zone	Residential Zone	The land bearing CTS No.279 Khandala is proposed to be included in Congested area.
EP-5	R.S.No.1, 2 Tungarli	Congested Area	Congested Area	The land bearing R.S No.1, 2 Tungarli is proposed to be Excluded from Congested area.
EP-6	R.S.No. 13 to 26, 221 etc. of village Lonavala	Congested Area	Congested Area	The lands bearing R.S.NO. 13 to 26, 221 etc. of village Lonavala are proposed to be Excluded from Congested area.
EP-7	S.No.125 (Pt),126(pt) Thomre- wadi	Congested Area	Congested Area	The lands bearing .S.NO. 125 (Pt),126(pt) Thomrewadi are proposed to be Excluded from Congested area.

EP-8	Site No.24, Primary School & Play Ground Site No. 25, Shopping Centre & Dispensary	Site No.24, Primary School & Play Ground Site No. 25, Shopping Centre & Dispensary	Site No.24, Primary School & Play Ground Site No. 25, Shopping Centre & Dispensary	Site No.24 Primary School & Play Ground and Site No.25 Shopping Center & Dispensary are proposed to be deleted and included in Residential Zone.
EP-9	Road towards Walwan lake	D.P.Road	D.P.Road	The Road approaching towards Walwan lake is proposed to be shown as Existing Road instead of D.P. Road
EP-10	S.No. 141, 142(pt), 147, 147-1, 148, 149 Tungarli	S.No.141, 142, 161 – Public-Semipublic Zone	S.No.141, 142, 161 – Public-Semipublic Zone	The lands bearing S.No. 141, 142, 161 Tungarli are proposed to be deleted from Public Semipublic Zone and to be included in Residential Zone.
EP-11	S.No.199, CTS-278,279,280 Tungarli	Public-Semipublic Zone	Public-Semipublic Zone	The lands bearing S.No.199, CTS-278,279, 280 Tungarli are proposed to be deleted from Public Semipublic Zone and to be included in Residential Zone.
EP-12	15 mt. Road passing through S.No.31,32 Lonavala	15 Mt. D.P. Road	15 Mt. D.P.Road	The alignment of 15 mt. Road passing through S.No.31,32 Lonavala is proposed to be shifted towards Eastward as shown on the Plan and the area released due to this shifting is included in Site No.79 Sports Complex and the area of S.No.31 under road alignment as per published plan is included in Residential Zone.
EP-13	S.No.5+6/2 Nangar gaon	Layout Open Space	Layout Open Space	The area out of S.No. 5+6/2 (pt) Nangargaon is proposed to be shown as Existing Cremation Ground.
EP-14	S.No.33 Nangargaon Site No.55 Shopping Centre	15 Mt. D.P.Road and Site No.55, Shopping Centre	15 Mt. D.P.Road and Site No.55, Shopping Centre	Site No.55 Shopping Center is proposed to be deleted and included in residential Zone.

EP-15	Site No.12 Khadala	Site No.12, Primary School & Play Ground	Agricultural Zone and Express way.	Site No.12 Primary School and Play Ground is proposed to be deleted and the land is proposed to be included in Agriculture Zone & Express Way.
EP-16	S.No.38 to 40 Khandala 9 mt. Road	9 Mt.D.P.Road	Road deleted.	The 9 mt. Wide Road Passing through S.No.38 Khandala is proposed to be deleted
EP-17	CTS 151 S.No.161 Tungarli	Public-Semipublic Zone	Public-Semipublic Zone	The lands bearing CTS 151 S.No.161 Tungarli is proposed to be deleted from Public Semipublic Zone and included in Residential Zone.
EP-18	S.No.72-B Walwan	Nature Reserve Zone	Nature Reserve Zone	Approximately 12000 sq.mt. area out of S.No.72-B Walwan is proposed to be reserved for site of Environmental Education.
EP-19	CTS. 142 Tungarli Site No.35-A	Site No.35A, Weekly Market, Shopping Centre, Veg. Market and Parking	Site No.35A, Weekly Market, Shopping Centre, Veg. Market and Parking	The Northern portion of CTS.142 Tungarli admeasuring about 2000 sq.mt. is proposed to be reserved for Site No.35-A Weekly market, Shopping Center , Veg. Market and Parking subject to the condition that the land under reservation is to be handed over to municipal Council free of cost and remaining area of site No.35-A is to be deleted & to be included in Residential Zone.
EP-20	S.No.39,38,36,9 Khandala	Residential Zone	Residential Zone	The lands bearing S.No.39,38,36,9 Khandala are proposed to be deleted from Residential Zone and included in Agricultural Zone.
EP-21	S.No.55(pt),56(pt), 57(pt) Bhushi	S.No.55, Partly Residential Zone, Partly Agricultural Zone S.No.56, Agricultural Zone	S.No.55, Partly Residential Zone, Partly Agricultural Zone S.No.56, Agricultural Zone & Expressway	The lands bearing S.No. S.No.55(pt),56(pt),57(pt) Bhushi are proposed to be deleted from Agricultural Zone and included in Residential

		S.No.57, partly Residential Zone & partly Agricultural Zone	S.No.57, partly Residential Zone, partly Agricultural Zone & partly Expressway	Zone as shown on plan.
EP-22	S.No. 101,102,103, 104,105 (all parts) Khadala	Partly Residential Zone and partly Nature Reserve Zone	Partly Residential Zone and partly Nature Reserve Zone	The lands bearing S.No. 101,102,103,104,105 (all parts) are proposed to be deleted from Nature Reserve Zone and included in Residential Zone.
EP-23	S.No.157 Khandala	Public-Semipublic Zone	Residential Zone	The land bearing S.No.157 Khandala is proposed to be deleted from Public Semi-public Zone and included in Residential Zone.
EP-24	Express Way alignment	---	Expressway Alignment	The Alignment of Express Way approved by Govt. is shown on the Plan. Due to the said alignment of Express Way, necessary changes of alignment of D.P.Roads are also shown on Plan.
EP-25	C.T.S. 231/A+B, 232/A+B (part) Khandala	Public-Semipublic Zone	9 Mt. Road and Residential Zone	The lands bearing C.T.S. 231/A+B, 232/A+B (part) Khandala are proposed to be deleted from Public-Semi public Zone and included in Residential Zone.
EP-26	9 mt. wide Road passing through CTS 231A,232 A+B, 225 Khandala	9 Mt. Road	9 Mt.Road	The alignment of 9 mt. wide Road passing through CTS 231A,232 A+B, 225 Khandala is proposed to be changed as shown on plan. And the area released due to this change is proposed to be included in Residential Zone.
EP-27	S.No.143,119, Lonavala	Water Body	Residential Zone	The approximate area about 2000 sq.mt. out of S.No.143,119 shown under duct line is proposed to be included in Residential Zone as shown on Plan.

EP-28	S.No.56 Tungarli Site No.39 Play Ground	Site No.39, Play Ground	Partly Site No.39, Play Ground and partly Residential Zone	The area about 3320 Sq.mt. out of S.No.56 Tungarli is proposed to be deleted from Site No.39 Play Ground and included in Residential Zone.
EP-29	Existing Cremation Ground	Residential Zone	Existing Cremation Ground & 6 Mt. Road	The boundary of Existing Cremation Ground is corrected as per site condition.
EP-30	Site No.52-C Extension to :Lonavala Education Trust College	S.No.69 & 71, Public-Semipublic Zone & 12 Mt. Road	S.No.69, partly Residential Zone & partly No Development Zone, partly Water Works & 12 Mt. Road. S.No.71, partly Residential Zone, partly No Development Zone & 12 Mt. Road.	Site No.52-C Extension to :Lonavala Education Trust College is proposed to be deleted and (1) area out of S.No.69(pt) Walwan is proposed to be shown as Existing Municipal Water works (2) Area about 8400 Sq.mt. on North Side of proposed 12 mt. Road and Area about 450 Sq.mt. on South Side of proposed 12 mt. Road out of S.No.69(pt),71 is proposed to be included in Residential Zone.
EP-31	Area on South Side of Proposed 12 mt. road out of S.No.103,94, 95, 83, 84, 80, 68, 70 (All parts), Valvan	Agricultural Zone & 12 Mt. Road	Partly Residential Zone, Agricultural Zone & 12 Mt. Road	Area about 5.60 hec. on South Side of Proposed 12 mt. road out of S.No.103,94, 95, 83, 84, 80, 68, 70 (All parts) is proposed to be deleted from Agricultural Zone and included in Residential Zone.
EP-32	9 mt. Road towards Municipal Water works passing through S.No.69 Walwan	----	Existing 9 Mt. Road	9 mt. Road towards Municipal Water works passing through S.No.69 Walwan is shown as Existing Road instated of D.P.Road as shown on Plan.
EP-33	Site No.46 Post Office & Staff Quarters	Partly Site No.46 Post Office & Staff Quarters & partly Residential Zone	Partly Site No.46 Post Office & Staff Quarters, Residential Zone & 9 Mt. Road	9 mt. wide Road is proposed on Northern side of reservation and Eastern boundary of reservation is proposed to be extended on Eastern side as shown in Blue colour on plan. Access to the land on East side of reservation is proposed by service road.

EP-34	Site No. 75, Post Office & Staff Quarters	Site No. 75, Post Office & Staff Quarters	Site No. 75, Post Office & Staff Quarters is deleted & included in Residential Zone	Site No. 75, Post Office & Staff Quarters is proposed to be deleted & included in Residential Zone.
EP-35	Site No. 38, Primary School, High School & Play Ground	Site No. 38, Primary School, High School & Play Ground	Site No. 38, Primary School, High School & Play Ground	Site No. 38, Primary School, High School & Play Ground is proposed to be deleted & included in Residential Zone
EP-36	CTS 187, S.No.54, Bhangar wadi	Non congested area, Residential Zone	Non congested area, Residential Zone	Land bearing S.No.54, 58 etc., Bhangarwadi are proposed to be included in Congested area as it was in sanctioned Development Plan as shown on plan.
EP-37	S.No.72 (pt) Pangaloli	Residential Zone	Residential Zone	The area out of S.No. 72 (pt) Pangaloli is proposed to be shown as Existing Cremation Ground.
EP-38	S.No.231 G Ward, Lonavala	Existing Cremation Ground	Existing Cremation Ground	Area out of S.No.231 admeasuring about 1210 Sq.Mt. on southern side of Existing Cremation Ground is proposed to be deleted from Existing Cremation Ground & included in Residential Zone, subject to the restrictions on development due to HFL of Indrayani river.
EP-39	S.No. 106 (pt), Khandala	Partly Residential Zone, partly Nature Reserve Zone	Partly Residential Zone, partly Nature Reserve Zone	Land bearing S.No.106 (pt) Khandala is proposed to be deleted from Nature Reserve Zone & included in Residential Zone
EP-40	S.No. 291A, Site No.31, Shopping Centre	Site No.31, Shopping Centre	Site No.31, Shopping Centre	Site No.31, Shopping Centre is proposed to be deleted & included in Residential Zone
EP-41	S.No.69, 71, Walwan	Public-Semipublic Zone	S.No.69 partly Residential Zone, partly Existing Water Works, partly Agricultural Zone S.No.71, partly Agricultural Zone & partly Residential Zone	Lands bearing S.No. 69 (pt) & 71 (pt) are proposed to be deleted from Public-Semipublic Zone & included in Residential Zone. 12 Mt. D.P.Road passing through S.No.69,70,71 is proposed to be deleted & area is proposed to be

				included in Residential Zone. 9 Mt. road passing through S.No.65, 70, 69, 68 is proposed to be widened to 12 Mt. at Northern side.
EP-42	CTS 289/1, S.No.5,8, Walwan Site No. 57B, Community Hall & Parking	Site No. 57B, Municipal Divisional Office, Community Hall & Parking	Site No. 57B, Municipal Divisional Office, Community Hall & Parking	Site No. 57B, Municipal Divisional Office, Community Hall & Parking is proposed to be deleted & included in Residential Zone
EP-43	S.No.72, Tungarli	Residential Zone	Residential Zone	The layout shown on Development Plan is proposed to be corrected as per sanctioned layout plan.
EP-44	S.No.141, Lonavala	Residential Zone	Residential Zone	Area of S.No.141, Lonavala is proposed to be reserved for Chief Officer's Quarter as a Site No.21-A
EP-45	S.No.59, 93, Bhushi	No Development Zone	No Development Zone	S.No.59, 93, Bhushi are proposed to be shown as "Reserved Forest"
EP-46	S.No. 119, 120, 121, Bhushi	Site No.88, Picnic Park	Site No.88, Picnic Park	Lands bearing S.No. 119, 120, 121 are proposed to be deleted from Site No.88, Picnic Park & the said lands are proposed to be shown as No Development Zone.
EP-47	S.No.46, 47, 49, 50, 52, 53, Khandala	Partly Expressway & partly Residential Zone	Partly Expressway & partly Residential Zone	S.No.46,47,49,50,52,53 (all parts), Khandala are proposed to be deleted from Residential Zone & included in No Development Zone
EP-48	S.No. 17(pt), Tungarli	Water Body	Water Body	Area out of S.No.17 (pt), Tungarli which is not under submergence area of lake is proposed to be shown as No Development Zone
EP-49	FSI allowable in Congested area	1.33	1.33	The allowable FSI in congested area is proposed to be increased from 1.33 to 1.50
EP-50	S.No. 13/2/1, Plot No. 13,14,15 Walwan	Partly D.P.Road, partly Residential Zone & partly Industrial Zone	Partly D.P.Road, partly Residential Zone & partly Industrial Zone	Alignment of D.P.Road is proposed to be changed as shown on plan. Area released due to shifting is to be included in Residential zone.

EP-51	S.No.46, Khandala	Partly Site No.13, Point partly Expressway & partly Residential Zone	Partly Site No.13, Point partly Expressway & partly Residential Zone	Land bearing S.No. 46 Khandala near Site No. 13 (Point) is proposed to be reserved for Parking as shown on plan. Hearing to be given to Forest Department.
EP-52	S.No.49, Khandala	Residential Zone	Residential Zone	9 Mt. wide D.P.Road is proposed through S.No.49 connecting to existing road in S.No.44 & proposed D.P.Road in S.No.52 as shown on plan.
EP-53	S.No.88, 89 (pt), 98, Bhushi	Agricultural Zone	Agricultural Zone	S.No.88, 89 (pt), 98 are proposed to be deleted from Agricultural Zone & included in Residential Zone excluding Expressway alignment as shown on plan.
EP-54	9 Mt. road passing through S.No.16,19, 20 11 (all parts), Lonavala (from Padwal Building to Cremation Ground)	9 Mt. D.P.Road	9 Mt. D.P.Road	Alignment of 9 Mt. D.P. Road is proposed to be shifted as per sanctioned Development Plan.
EP-55	9 Mt. wide D.P. Road passing through CTS 143, 144, 145 Lonavala	9 Mt. wide D.P. Road	9 Mt. wide D.P. Road	The 9 Mt. widening of road passing through CTS 143, 144 is proposed to be deleted as shown on plan.
EP-56	S.No.15(pt) Lonavala Site No. 81A, Veterinary Dispensary	Site No. 81A, Veterinary Dispensary	Site No. 81A, Veterinary Dispensary	50% part is deleted & included in Residential Zone as shown on plan.
EP-57	S.No.15(pt) Lonavala Site No. 68, Post Office & Staff Quarters	Site No. 68, Post Office & Staff Quarters	Site No. 68, Post Office & Staff Quarters	Site deleted & included in Residential Zone as shown on Plan.
EP-58	S.No. 135,151,152, 153,159,142,193,194 etc. Lonavala	Railway	Railway	The lands bearing S.No. 135,151,152,153,159,142, 193,194 etc. Lonavala are proposed to be included in Residential zone as per sanctioned Development Plan, as shown on Plan.
EP-59	S.No.12,13(pt),14(pt) Lonavala Site No.62- Extension to Municipal Play Ground	S.No.12 -Public Semi Public Zone S.No.13(pt),14(pt) Site No.62- Extension to Municipal Play Ground	S.No.12 -Public Semi Public Zone S.No.13(pt),14(pt) Site No.62- Extension to Municipal Play Ground	S.No.12(pt)- Existing Play Ground and S.No.13(pt), 14(pt) Site No.62 is proposed to be reserved for Sports Complex as shown on Plan. The F.S.I. for commercial and Sports

				allied users will be permitted in consultation with Govt. of Maharashtra																																								
EP-60	Provisions in D.C. Rules	Section 5 (7) : Schedule of Fee. The scale of fee for development of land/ subdivision/layout of land and building permission for various kinds of building shall be as determined/prescribed by the Municipal Council from time to time.	Section 5 (7) : Building Permit Fee. As one of the conditions under Section 45(1) (ii) of M.R. & T.P. Act and Section 338 of M.M.Act, the building permit application fee shall be as prescribed below :- (i) Subdivision of land or development work. <table><tr><td>Area to be Developed</td><td>Rs.</td></tr><tr><td>1 Ha.</td><td>150/-</td></tr><tr><td>1-2.5 Ha.</td><td>300/-</td></tr><tr><td>2.5-5 Ha.</td><td>450/-</td></tr><tr><td>Above 5 Ha.</td><td>150/- Additional for every 5 Ha. above Rs.450/-</td></tr></table> (ii) Residential Buildings : <table><tr><td>Total Covered Area on all Floors</td><td>Rs.</td></tr><tr><td>Upto 60 S.M.</td><td>10/-</td></tr><tr><td>Upto 150 S.M.</td><td>50/-</td></tr><tr><td>Above 150 S.M. & upto 300 S.M.</td><td>100/-</td></tr><tr><td>Above 300 S.M.</td><td>charge Rs.10/- for every 50 S.M above Rs.100/- subject to maximum of Rs.250/-</td></tr></table> (iii) Commercial (mercantile), Business, Assembly, Hazardous & Storage Buildings (i.e. shops, showrooms, business offices, godowns, warehouses, banks,	Area to be Developed	Rs.	1 Ha.	150/-	1-2.5 Ha.	300/-	2.5-5 Ha.	450/-	Above 5 Ha.	150/- Additional for every 5 Ha. above Rs.450/-	Total Covered Area on all Floors	Rs.	Upto 60 S.M.	10/-	Upto 150 S.M.	50/-	Above 150 S.M. & upto 300 S.M.	100/-	Above 300 S.M.	charge Rs.10/- for every 50 S.M above Rs.100/- subject to maximum of Rs.250/-	Section 5 (7) : Building Permit Fee. As one of the conditions under Section 45(1) (ii) of M.R. & T.P. Act and Section 338 of M.M.Act, the building permit application fee shall be as prescribed below :- (i) Subdivision of land or development work. <table><tr><td>Area to be Developed</td><td>Rs.</td></tr><tr><td>1 Ha.</td><td>150/-</td></tr><tr><td>1-2.5 Ha.</td><td>300/-</td></tr><tr><td>2.5-5 Ha.</td><td>450/-</td></tr><tr><td>Above 5 Ha.</td><td>150/- Additional for every 5 Ha. above Rs.450/-</td></tr></table> (ii) Residential Buildings <table><tr><td>Total Covered Area on all Floors</td><td>Rs.</td></tr><tr><td>Upto 60 S.M.</td><td>10/-</td></tr><tr><td>Upto 150 S.M.</td><td>50/-</td></tr><tr><td>Above 150 S.M. & upto 300 S.M.</td><td>100/-</td></tr><tr><td>Above 300 S.M.</td><td>charge Rs.10/- for every 50 S.M above Rs.100/- subject to maximum of Rs.250/-</td></tr></table> (iii) Commercial (mercantile), Business, Assembly, Hazardous & Storage Buildings (i.e. shops, showrooms, business offices, godowns, warehouses, banks, theatres, clubs etc.)	Area to be Developed	Rs.	1 Ha.	150/-	1-2.5 Ha.	300/-	2.5-5 Ha.	450/-	Above 5 Ha.	150/- Additional for every 5 Ha. above Rs.450/-	Total Covered Area on all Floors	Rs.	Upto 60 S.M.	10/-	Upto 150 S.M.	50/-	Above 150 S.M. & upto 300 S.M.	100/-	Above 300 S.M.	charge Rs.10/- for every 50 S.M above Rs.100/- subject to maximum of Rs.250/-
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cinemas, theatres,
clubs etc.)

**Total Covered Rs.
Area**

150 S.M. 200/-
for every 100/-
additional

150 S.M. Additional
for every
150 S.M.
above Rs.
200/-

subject to maximum
of Rs.1000/-

**(iv) Public Building
(for educational,
religious &
charitable use)**

**Total Covered Rs.
Area**

150 S.M. 25/-
More than 25/-

150 S.M. Additional
for every

150 S.M.
above Rs.
25/- subject
to maximum
of Rs.100/-

**(v) Industrial
Building**

**Total Covered Rs.
Area**

150 S.M. 200/-
Every additional
150 S.M. or 100/-

Additional
for every
150 S.M.
above
Rs.200/-
subject to
maximum
of Rs.1000/-

(vi) Compound wall
: It should be a
minimum of Rs.5/- for
walls upto 100
running mts. and

**Total Covered Rs.
Area**

150 S.M. 200/-
for every 100/-
additional

150 S.M. Additional
for every
150 S.M.
above Rs.
200/-

subject to maximum of
Rs.1000/-

**(iv) Public Building (for
educational, religious &
charitable use)**

**Total Covered Rs.
Area**

150 S.M. 25/-
More than 25/-

150 S.M. Additional
for every 150

S.M. above
Rs.25/- subject
to maximum of
Rs.100/-

(v) Industrial Building

**Total Covered Rs.
Area**

150 S.M. 200/-
Every additional
150 S.M. or part
thereof 100/-

Additional
for every 150
S.M. above
Rs.200/-
subject to
maximum of
Rs.1000/-

(vi) Compound wall : It
should be a minimum of
Rs.5/- for walls upto 100
running mts. and further
increase the fee on the

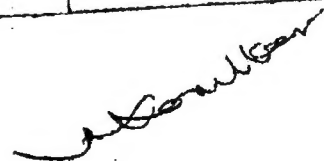
			<p>further increase the fee on the same scale.</p> <p>5.7.1 The Fixation of these fees shall be governed by the following :</p> <p>(a) For re-erection of existing building, the fees chargeable shall be the same as erection of new building.</p> <p>(b) For additions and alterations in the existing building, the fees shall be chargeable on the added/alterd portions only, on the same scale as for a new building.</p> <p>(c) For revised plan of a building, which the authority has already sanctioned, the fees chargeable shall be 1/4th of the fees chargeable on the original plan.</p> <p>(d) In case of additions and alterations of building, if the use of the building is also changed, then the chargeable fees shall be calculated on the use proposed.</p> <p>(e) In case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area.</p> <p>(f) In the case of buildings with principle & subsidiary occupancies, in which the fees leviable are</p>	<p>same scale.</p> <p>5.7.1 The Fixation of these fees shall be governed by the following :</p> <p>(a) For re-erection of existing building, the fees chargeable shall be the same as erection of new building.</p> <p>(b) For additions and alterations in the existing building, the fees shall be chargeable on the added/alterd portions only, on the same scale as for a new building.</p> <p>(c) For revised plan of a building, which the authority has already sanctioned, the fees chargeable shall be 1/4th of the fees chargeable on the original plan subject to the condition that the covered area of the building has not increased than in the original sanctioned plan.</p> <p>(d) In case of additions and alterations of building, if the use of the building is also changed, then the chargeable fees shall be calculated on the use proposed.</p> <p>(e) In case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area.</p> <p>(f) In the case of buildings with principle & subsidiary occupancies, in which the fees leviable are different, then the fees for the total</p>
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		<p>different, then the fees for the total building scheme shall be calculated as per the rates for individual occupancies.</p> <p>(g) In case of repetitive type of residential buildings, the building permit fees shall be calculated only for each type of building block/ scheme, based on which the other buildings are constructed.</p> <p>5.7.2 : The owner may withdraw his application & plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall, in no case be refunded.</p> <p>5.13.4 (b) : Take suitable action against the licensed technical person concerned.</p>	<p>building scheme shall be calculated as per the rates for individual occupancies.</p> <p>(g) In case of repetitive type of residential buildings, the building permit fees shall be calculated only for each type of building block/ scheme, based on which the other buildings are constructed.</p> <p>5.7.2 : The owner may withdraw his application & plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall, in no case be refunded.</p> <p>5.13.4 (b) Take suitable action against the licensed technical person or the architect concerned which may include cancellation of license and debarring him from further practice for period upto 3 years.</p> <p>12.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 30 buildings per gross hect.</p> <p>Provided that the tenement density in such group housing schemes in lands</p>	<p>building scheme shall be calculated as per the rates for individual occupancies.</p> <p>(g) In case of repetitive type of residential buildings, the building permit fees shall be calculated only for each type of building block/ scheme, based on which the other buildings are constructed.</p> <p>5.7.2 : The owner may withdraw his application & plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall, in no case be refunded.</p> <p>5.13.4 (b) Take suitable action against the licensed technical person or the architect concerned which may include cancellation of license and debarring him from further practice for period upto 3 years.</p> <p>12.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 30 buildings per gross hect.</p> <p>Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 60 per gross hectare.</p>
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		<p>more than 0.4 Ha. in area shall not exceed 60 per gross hectare.</p> <p>(b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33 1/3% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)</p> <p>12.5.3 (b) Petrol station shall not be permitted within a distance of 91.5 Mt. from any junction of roads.</p> <p>(c) Petrol station shall not be sited on the convex side of a road curve in case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of atleast 91.5 Mt. and vice-versa, a petrol station may be permitted such a convex curve.</p> <p>(d) Petrol station shall not be sited within a distance of 91.5 Mt. from the nearest gate of school, hospital, theater, place of assembly or stadium.</p> <p>(e) In the case of kiosks and other buildings for sale office, snack bars etc. within the plot for petrol filling stations, the set backs from the boundaries shall be 4.5 Mt. Further the other clearances for the installations shall be as per the</p>	<p>(b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33 1/3% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)</p> <p>12.5.3 (b) Petrol station shall not be permitted within a distance of 91.5 Mt. from any junction of roads.</p> <p>(c) Petrol station shall not be sited on the convex side of a road curve in case the curve is not very sharp and cars moving out of the station are completely visible to the traffic from a distance of atleast 91.5 Mt. and vice-versa, a petrol station may be permitted such a convex curve.</p> <p>(d) Petrol station shall not be sited within a distance of 91.5 Mt. from the nearest gate of school, hospital, theater, place of assembly or stadium.</p> <p>(e) In the case of kiosks and other buildings for sale office, snack bars etc. within the plot for petrol filling stations, the set backs from the boundaries shall be 4.5 Mt. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.</p>
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			<p>Petroleum Rules of 1937.</p> <p>13.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 15 buildings per gross hect.</p> <p>Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 30 per gross hectare.</p> <p>(b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33 1/3% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)</p>	<p>13.4.3 (a) : In case of group housing schemes in lands admeasuring more than 0.4 Ha., the maximum No. of main buildings to be permitted shall be at the rate of 15 buildings per gross hect.</p> <p>Provided that the tenement density in such group housing schemes in lands more than 0.4 Ha. in area shall not exceed 30 per gross hectare.</p> <p>(b) The permissible built up area for the group housing schemes in lands more than 0.4 hect. shall not exceed 33.33% of the net plot area (i.e. the area calculated after leaving 25% of the total area of the plot for roads, open space etc.)</p> <p>(c) Layout of Group Housing Schemes :-</p> <p>(i) The minimum widths of internal roads in a group housing schemes shall be as follows:-</p> <table border="1"><thead><tr><th><u>Length of Roads</u></th><th><u>Min. Width</u></th></tr></thead><tbody><tr><td>75 mt. or less</td><td>4.5 mt.</td></tr><tr><td>More than 75 mt.</td><td>7.5 mt.</td></tr></tbody></table> <p>Provided that where an internal Road more than 75 mt. in length but serving access to buildings on one side only, the min. width may be 4.5 mt.</p> <p>(i) The minimum marginal open spaces in a group housing schemes shall be as under :</p> <p>(a) from internal roads 3.0mt.</p>	<u>Length of Roads</u>	<u>Min. Width</u>	75 mt. or less	4.5 mt.	More than 75 mt.	7.5 mt.
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				<p>(b) from any boundary of the plot & rear side of a building 4.5mt.</p> <p>(c) from any boundary of the plot & side of a building 3.0 mt</p> <p>(d) between two buildings side to side 6.0mt</p> <p>(e) between two buildings back to back 9.0mt.</p> <p>(f) from any public road either existing or proposed 4.5 mt. or as prescribed under the Ribbon Development Rules in respect of classified roads whichever is more.</p> <p>(iii) One or more open spaces or gardens or play grounds admeasuring in aggregate not less than 10% of the area of the land under layout shall be provided, centrally located as far as possible, in a layout of group housing scheme of land admeasuring more than 0.4 hectare.</p>
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(V.R. Karulkar)
Under Secretary to Government.